



Streetscape



Bike Undercrossing

Walls and Fences

Bridges



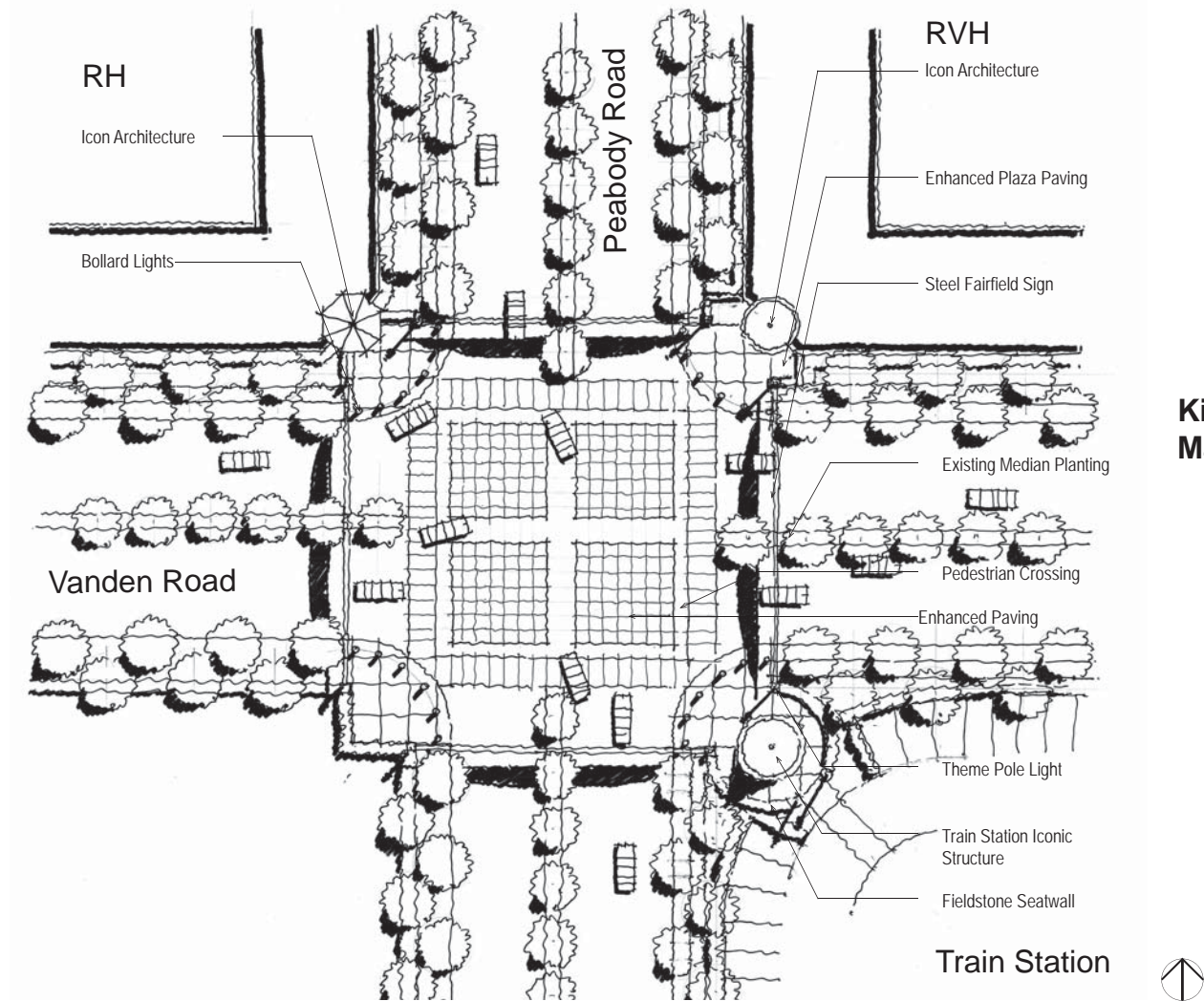
Lake Park

Linear Park



Neighborhood Parks

Transient Oriented Development



Train Station Plaza

Vander Road and Peabody Road:

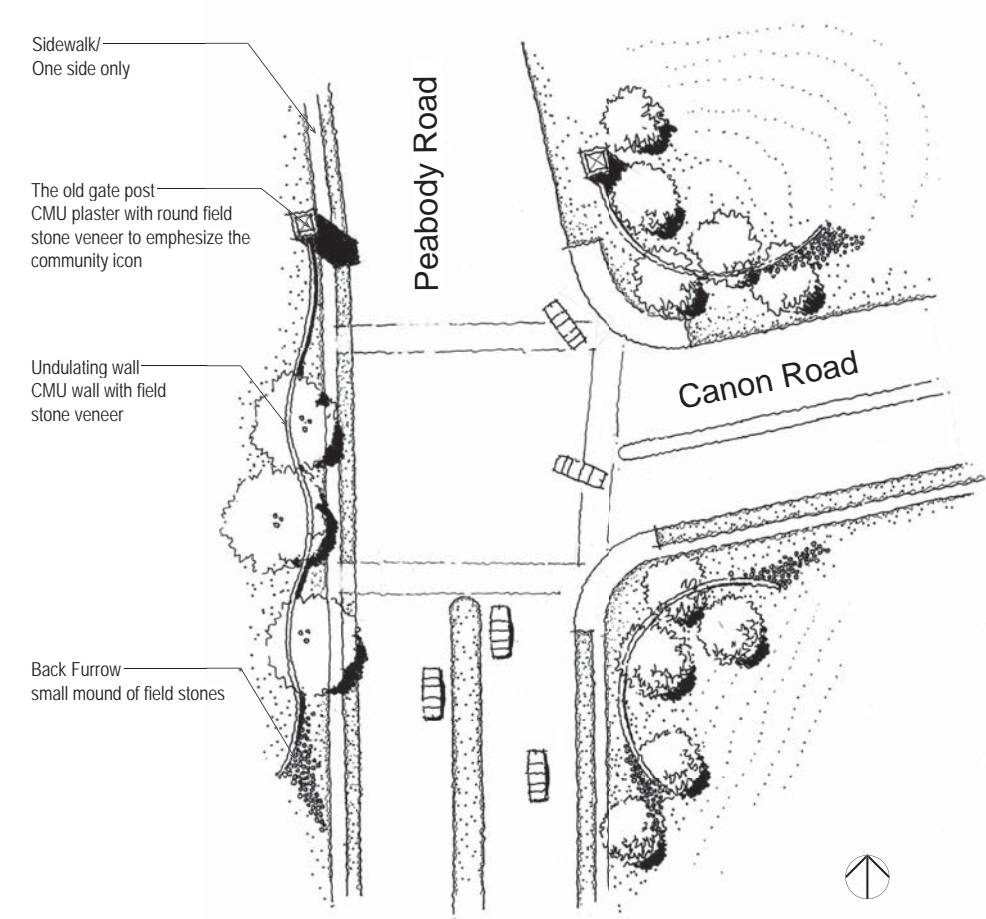
Train Station Plaza is the hub of the north/ east Fairfield development. It is the center point due to the adjacency to the union pacific rail road station. The plaza is intended to provide a distinct sense of arrival, and a gateway to the new development. The plaza will provide an ease of pedestrian circulation and iconic architecture at corners but still maintain the small town/ village character.

Train Station Community Gateway Guiding Principles:

- Hub of North East Fairfield activity
- Small town/ village plaza feeling
- Ease of pedestrian circulation
- Provide iconic architecture to reinforce the importance of the place

Kit of Parts for all Major Community Gateways:

- Fieldstone Walls
- Fieldstone Pilaster
- Specimen oaks and laurels
- Tall grasses
- Exterior lights
- Enhanced paving
- Community logo/ sign



The Old Ranch Entry

Peabody Road and Canon Road:

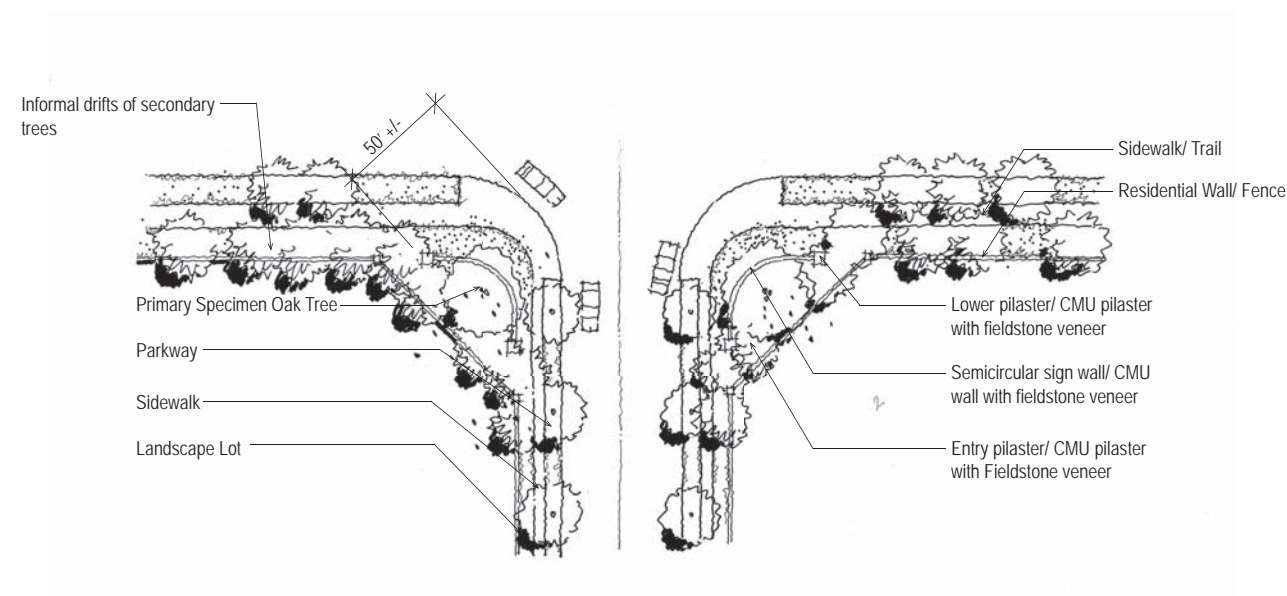
The old ranch entry is a remnant of the earlier years in the Fairfield's agrarian and ranching era. The large columns were there to carry the large rustic wooden gates. Walls were used to push back the slopes where the ranchers constructed the entry trail adjacent to the clusters of specimen oak trees. Back furrows were the piles of fieldstone from the clearing of the farmlands to be used as the gravity retaining walls.

Today the old columns will welcome visitors into the north east community. We are proposing to integrate the historic retaining walls on the easterly side of Peabody Road to complete the entry. Drought tolerant tall grasses will be incorporated to blend back into the existing rolling grasslands.

Hillside Community Gateway Guiding Principles:

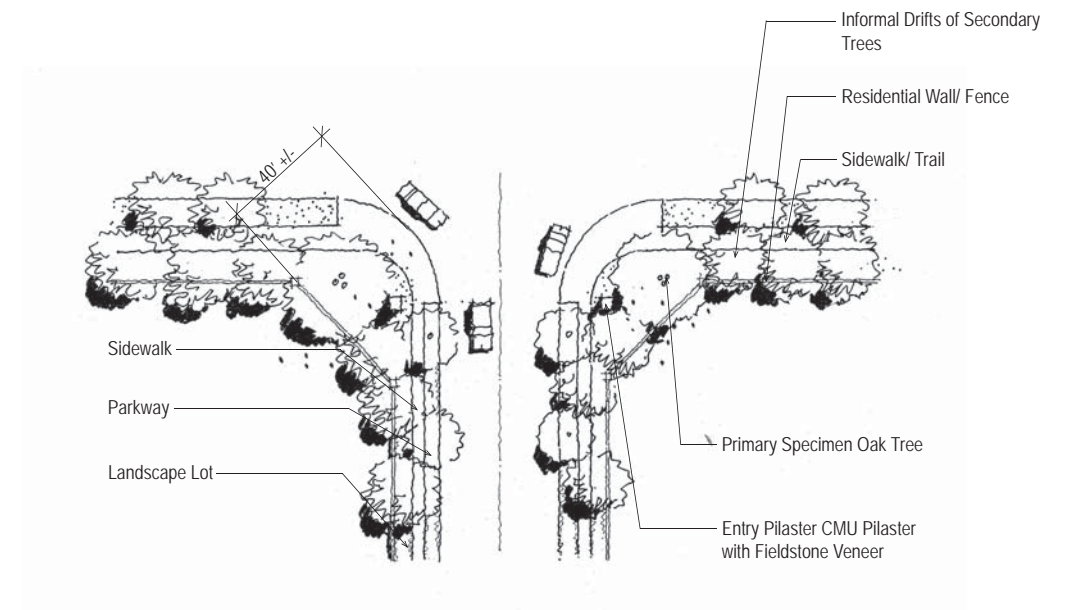
- Mark the significant intersection to welcome people into the city of Fairfield
- Integrate local historical materials and structures to announce the node
- Use of indigenous trees, shrubs and grasses to blend into the rolling grasslands
- Provide a sense of arrival and a distinct gateway to the north east Fairfield from the north





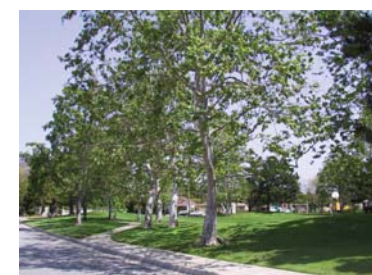
Major Neighborhood Entry

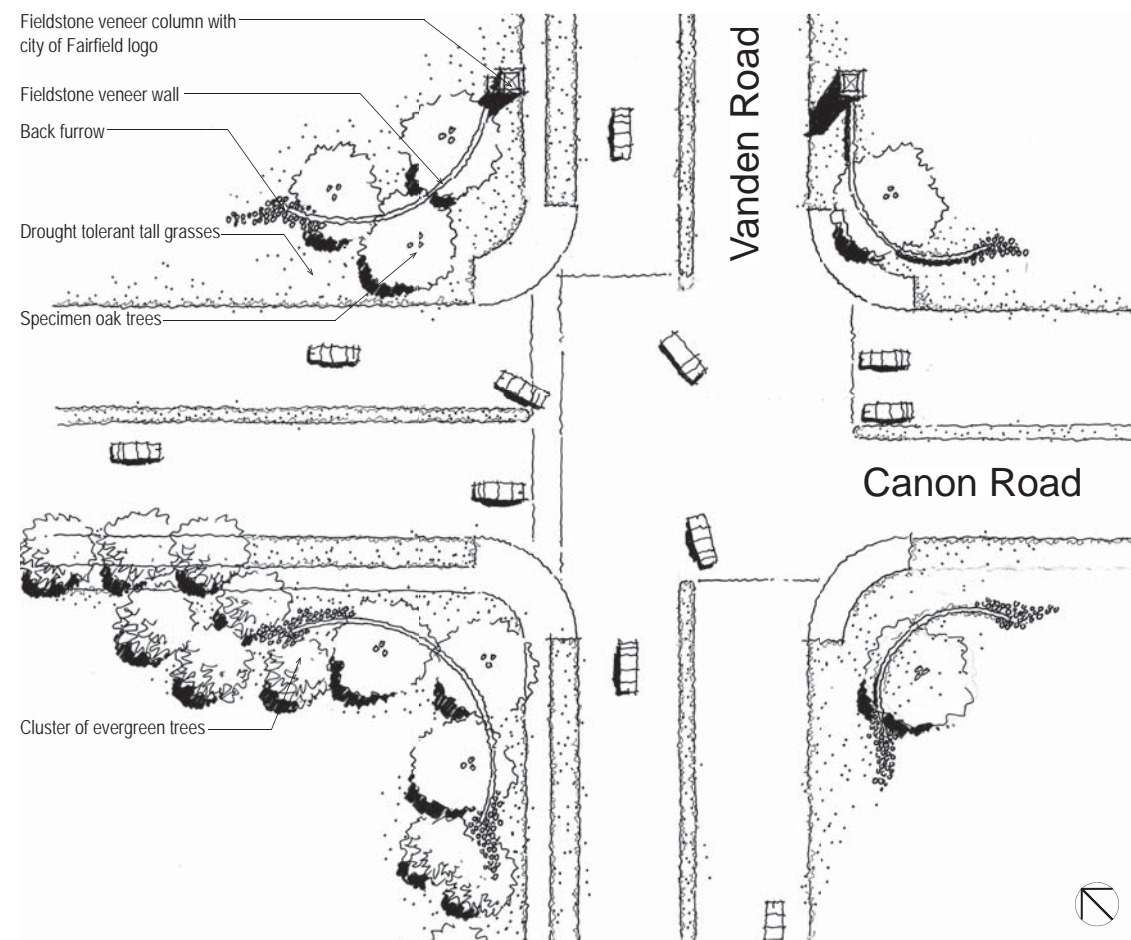
Major neighborhood entries are the secondary corner markers that provide a sense of arrival and provide a signature element within each neighborhood and sets the landscape theme for each neighborhood



Minor Entry Monument

Minor neighborhood entries are the tertiary markers which further reinforce the respective theme. These demands are smaller on scale than the major entry elements but they integrate the same construction material vocabulary





The Old Meets The New

(Vanden Road & Canon Road)

Vanden road follows the Union Pacific Rail Road lines and has been part of the community for generations. The proposed Canon Road alignment is new and the road will connect the north gate of the Travis Air force base to Peabody Road. This important intersection is another community gateway from the north. Large fieldstone columns will welcome people entering the city from the north. Fieldstone walls coupled with large specimen oak trees are the same “kit of parts” to be integrated as a whole. Drought tolerant tall grasses will be incorporated to blend back into the rolling grasslands, transition slopes along Vanden Road and along the Union Pacific Railroad tracks to provide a rural character adjacent to the vast open space.

Community Gateway

Guiding Principles

- Mark the intersection to welcome people from Vacaville and Elmira
- Integrate local historical materials and structures to announce the node
- Use of indigenous trees, shrubs and groundcover to blend into the farmlands
- Provide a sense of arrival and a community gateway
- Integrate the “**Kit of Parts**” components
- Fieldstone walls
- Fieldstone pilaster
- Specimen Oaks and Laurels
- Tall grasses
- Exterior lights
- Enhanced paving
- City's logo/sign



Guiding Principles:

- 1. Draw upon the existing significant landscape grasslands influences.
- 2. Marriage between formal grid and the informal curvilinear pattern.
- 3. Integrate community markers at significant intersection and at points of entry into the city of Fairfield.
- 4. Incorporate various levels of bridges as iconic elements of the development.
- 5. Reinforce the notion of all roads connecting to open space, greenbelt and linear parks.
- 6. Design the lake park as closely related to the inspirational Rancho Santa Margarita Lake Park.
- 7. Introduce linear park undercrossing and overcrossing at significant street crossings.
- 8. Introduce water thrifty drought tolerant plants.
- 9. Integrate wetlands as integral part of the park system.
- 10. Integral sustainable landscape development as part of an overall landscape concept direction.

Landscape Concept Diagram:

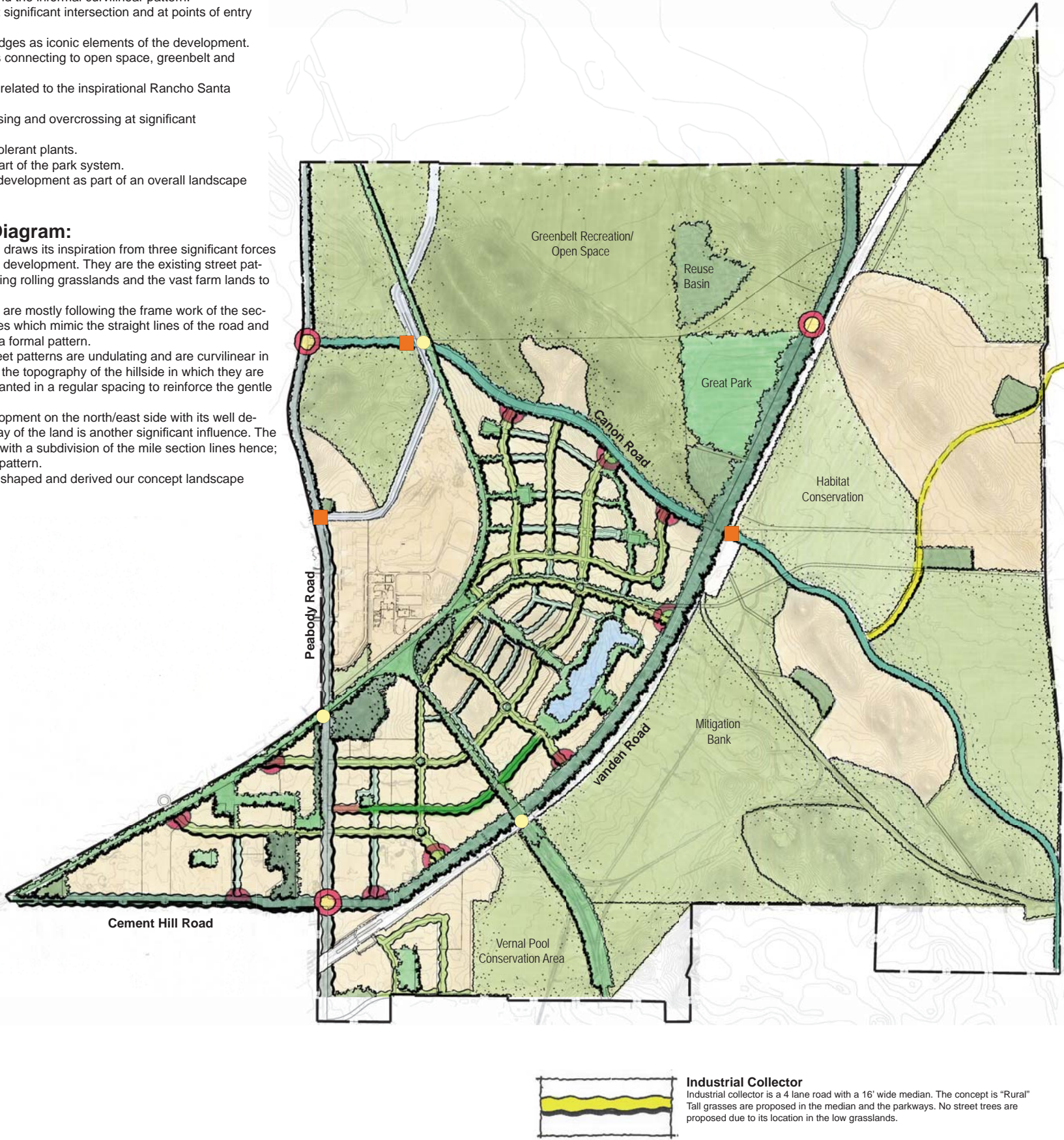
The conceptual landscape diagram draws its inspiration from three significant forces surrounding the north/east Fairfield development. They are the existing street patterns in the city of Fairfield, undulating rolling grasslands and the vast farm lands to the north/east of the development.

The existing street patterns in town are mostly following the frame work of the section lines. Streets are lined with trees which mimic the straight lines of the road and are consistently spaced to provide a formal pattern.

In the hillside development, the street patterns are undulating and are curvilinear in character which is a direct result of the topography of the hillside in which they are nestled into. The street trees are planted in a regular spacing to reinforce the gentle curvilinear flow of the streets.

The farmlands that touch the development on the north/east side with its well defined section lines in a geometric lay of the land is another significant influence. The streets are geometrically designed with a subdivision of the mile section lines hence; they are frequently in a formal grid pattern.

It is with these forces that we have shaped and derived our concept landscape diagram.



Legend:

Major Community Gateway:
The landscape concept for these nodes are to enhance the areas with the local wall materials, fences, potential exterior furniture, night lighting, signs and appropriate paving materials to showcase the important spots in the N/E Fairfield development.

Major Neighborhood Entry:
Major neighborhood entries are the secondary corner markers that provide a sense of arrival and provide a signature elements within each neighborhood and sets the landscape theme for each neighborhood.

Minor Neighborhood Entry:
Minor neighborhood enries are the tertiary markers which further reinforce the respective theme. These elements are smaller in scale then the major entry elements but they integrate the same construction material vocabulary.

Vanden Road:
Vanden Road is a 4 lane road with a median extension of the Cement Hill Road and one of two roads which connects city of Vacaville to the city of Fairfield. The landscape concept is to address the varieties of land uses as the road travels through the N/E community. Vanden Road adjacent and near the train station will be formal with regular street tree spacing in the parkways and in the medians. As the road travels (Cement Hill Road) westerly and N/Easterly the road will take on an asymmetrical design. The concept for this segment is to reinforce the grasslands with no parkways and sidewalks, on the open space east side only. Seasonal grasses will be proposed on both sides of the road to achieve the "rural look" and honor the grasslands.

Peabody Road:
The Landscape concept is "rural" as we see it today at the intersection of Peabody Road and Airbase Parkway. There are random and spotted clusters of trees as we see in the rolling grasslands surrounding the city of Fairfield. As Peabody Road travels northward into the development, the character of the streetscape transitioned into formal rhythm of equally spaced street trees to provide a sense of order and a regular cadence as we see them in town.

Canon Road:
Cannon Road with the it's alignment will connect more directly to the Travis Air force Base north gate with the N/E Fairfield and with the city of Vacaville. The landscape concept for this road is "rural" where seasonal grasses will touch both sides of the road and drifts of street trees will be located on both sides of the road.

Neighborhood Connector:
Neighborhood connector streets are the backbone of the N/E Fairfield community. The landscape concept for the connector roads are formal with street trees planted in parkway equally spaced to provide a rhythm and a sense of order to the streetscape. This formal rhythm will be interrupted when the street touches the open space in a park or linear park. The park landscape takes precedent over the streetscape to reinforce the importance of the park and open space system surrounding the new community.

Residential Road:
Local streets are the lowest level interns of volume of traffic but they are the most important streets for the people who live on a particular street. The land-scape concept is formal.

Parks:
There are varieties of parks distributed throughout the N/E Fairfield community. The most prominent parks are the Great Park, Linear Park and the Lake Park. The landscape concepts for all these parks will be derived from the surrounding land uses, program elements, function of the individual park and the adopted theme for the park.

Wetlands:
Wetlands add an important historical educational value to the community. The wetlands located adjacent to the linear park will be a welcome rest stop for people on the trail to stop and experience the natural flora and fauna which exist within the North East Fairfield.

Open Space:
The North East Fairfield Community enjoys the abundant open space (greenbelt, recreation, habitat conservation, mitigation bank and vernal pool conservation area) surrounding the community. There will be no development taking place in the open space hence the land will be a lift as we see it today for the citizens of Fairfield as well as the neighboring town to enjoy the rural character of this region.

Detention Basin:
Detention basins are located for storm water management collection. During the rainy season there will be water in the basin but most of the time, the basin will be dried. The slope banks will be gentle and hydro seeded with native plant materials to provide a seasonal blossom which the people will enjoy, along with habitat development for small animals and birds.

Main Street:
Main street is a formal road with equally spaced street trees to provide regular rhythm and cadence within a generous sidewalk to bring out the small town/village character. Street trees will be carefully selected. When mature, they will not screen the first story signage and they will provide shade for the people below.

Boulevard:
The Boulevard is a special street which connects the town center to the village center adjacent to the Lake park. The special fabric of this street is the wide stately landscaped median with two rows of street trees coupled with two rows of street trees in the parkways on both sides of the boulevard for a total of six formal rows of stately trees to provide a grand boulevard as one might discover in the early nineteenth century planned small towns.

Vehicular Bridge:
Bridges can by another iconic element of this community. Their functions are to separate and provide a smooth flow with out any interruptions. There will be three bridges within this community and they must adopt a consistent theme to compliment the community gateway markers and reinforce the rural character surrounding the city of Fairfield.

Pedestrian/Bicycle Trail/Overcrossing and Undercrossing:
Pedestrian/ bicycle trail overcrossings and under crossings are proposed at major street crossings. There functions are to separate the pedestrian and the vehicular circulation system for safety and ease of movements throughout the community.



Opportunities:

1. Preservation of rolling grasslands and small landforms provide a natural back drop and significant buffer.
2. Greenbelt recreation/ open space habitat conservation, mitigation bank and vernal pool conservation area provides a natural transition from the vast farm land and adds a sense of ruralness to the new community.
3. The reuse of the old railroad easement provides further expansion of the cities linear park system which will link neighboring cities and Travis Air Force Base.
4. Preservation of wetlands provides a great opportunity to establish an interpretive area for the indigenous flora and fauna.
5. Enhancing Union Creek and McCoy Creek will add to the rural character of the site
6. The intersection of Peabody Road and Canon Road provide an ideal location for the community marker.
7. The intersection of Canon Road and Vanden Road will be another community marker to welcome people to the city from the north.
8. Establish the center of the new community at the intersection of Peabody and Vanden Road.
9. Bridge crossing the Putah South Canal will be another welcome marker to the city from the North.
10. The pedestrian/ bike trail system along Union Creek can be used to connect to the Linear Park trail system.
11. Reuse the existing canal crossing structure to connect the linear park trail to the city of Vacaville trail system.
12. Integrate pedestrian trail systems to take advantage of the top of the hills for the 360 degree views.
13. Integrate the state of California 40' water pipeline for pedestrian/ bike trail system.
14. Enhance the landscape in the roundabouts and planting medians for an enhanced streetscape.
15. Reuse of existing railroad spur earthen embankment for pedestrian/ bicycle overcrossing

Constraints:

1. Linear Park crossing at Canon Road and Peabody Road maybe problematic. An overcrossing is suggested.
2. High decibel noise from Union Pacific railroad trains along Vanden Road may not be ideal and would require buffering.
3. Strong prevailing (WSW) wind sweeping across parallel to the lake.

Key:

- # Opportunities
- # Constraints



1 Grasslands



- Reinforce the natural surrounding landscape
- Highlights natural environment
- Natural landscape penetrates the built environment
- Expansive views

2 Formal meets curvilinear



- A blend of the landscape
- Transitional space
- Existing street pattern meets Linear Park & Vanden Road alignment

3 Community Markers



- Provides a sense of arrival
- Hierarchy can be established
- A sense of place is established

4 Bridges



- Visual icons
- Connectivity
- Variety of materials
- Provides a sense of arrival

5 Connectivity



- Trail connectivity
- Expansive views
- Highlights natural drainage corridors
- A unifying element through out the community



6 Lake Park



- Inspiration for lake comes from Rancho Santa Margarita Lake
- A center for the community
- Recreational Opportunity

7 Overcrossings



- Connectivity
- Pedestrian safety
- Visual Icons

8 California Native Plants



- Water conservation
- California heritage
- Sustainable native riparian plantings

9 Wetlands



- Reinforce the natural surrounding landscape
- Highlights natural environment
- Natural landscape penetrates the built environment
- Flora & fauna interpretation

10 Sustainability



- Reinforce the natural surrounding landscape
- Natural landscape penetrates the built environment
- Reduce a long term maintenance cost
- Follow the state model water efficient landscape ordinance during the plant selection process

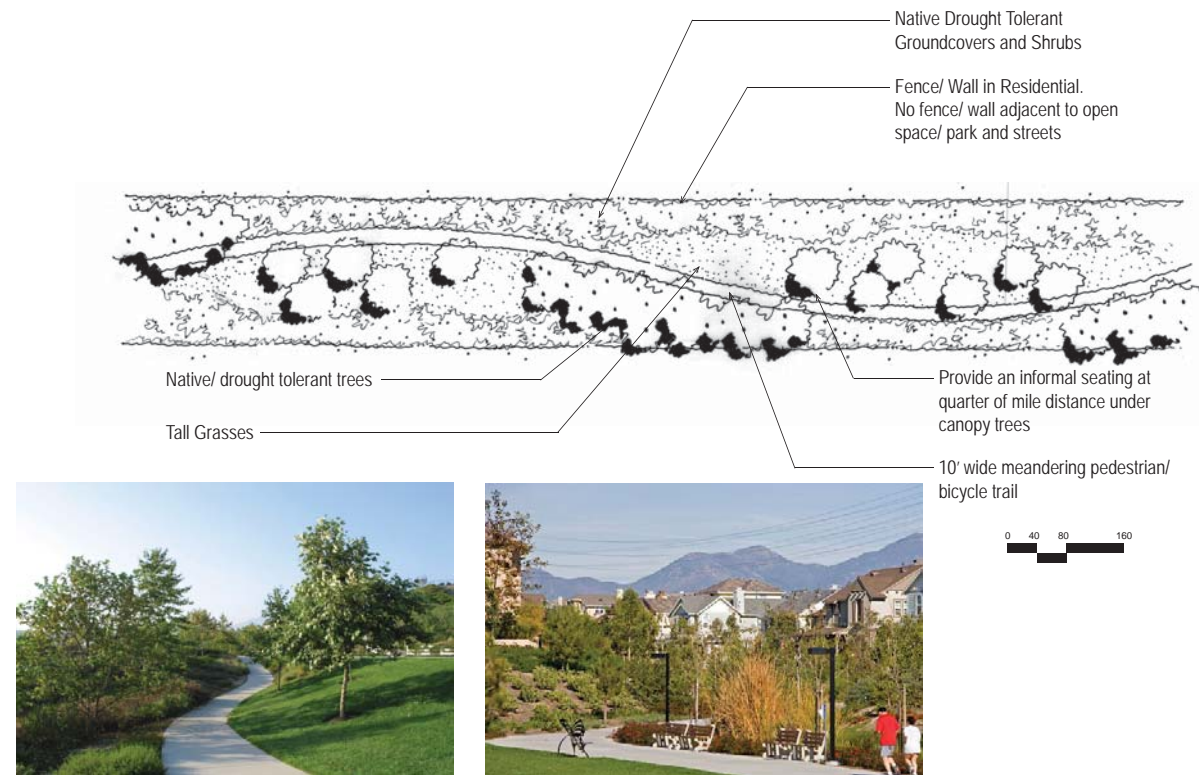
Program Elements	Pocket Parks .33 Ac. To 3.0 Ac P1-P8	Neighborhood Park 5.0 Ac. To 7.0 Ac P9-P11	Lake Park 26 Ac P12	GreatPark 50.0 Ac P13	Open Space (Linear Park) 40.9 +/- Ac P14	Greenbelt Recreation Open Space P15	Habitat Conservation P16	Mitigation Band P17	Vernal Pool Conservation Area P18
Open Turf Areas	*	*	*	*					
Shade Structure/ Pavillions	*	*	*	*					
Picnic Areas	*	*		*					
BBQ Stations	*	*		*					
Age Specific Play Areas (2-5 & 5-12)	*	*		*					
Exercise Stations		*	*	*	*				
Open Meadow			*	*					
Seating Plazas			*						
Fishing Points			*	*					
Lake			*						
Ampitheater			*	*					
Nature Education Center				*					
Skateboard Park				*					
Climbing Walls				*					
Parking	*	*	*	*					
Court Games		*		*					
Field Games		*		*					
Batting Cages				*					
Informal Seating	*	*	*	*	*	*	*	*	*
Small Lake				*					
Restroom				*					
Parking	On-Street	On-Street	On-Site	On-Site	On-Street				



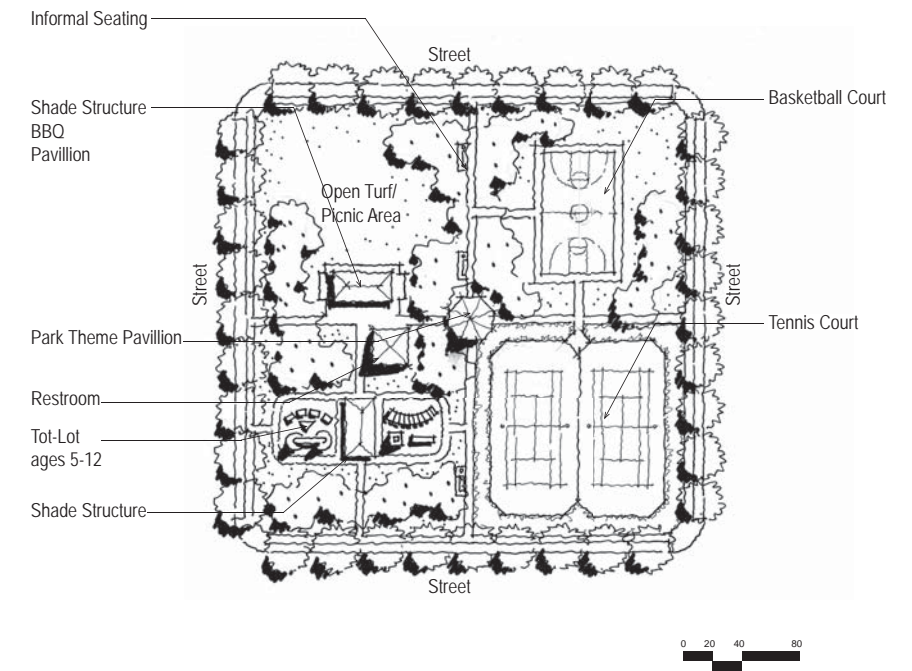
Note:
*Park program elements are suggestions only. Final
Program elements will be determined by the city of Fairfield.

Legend

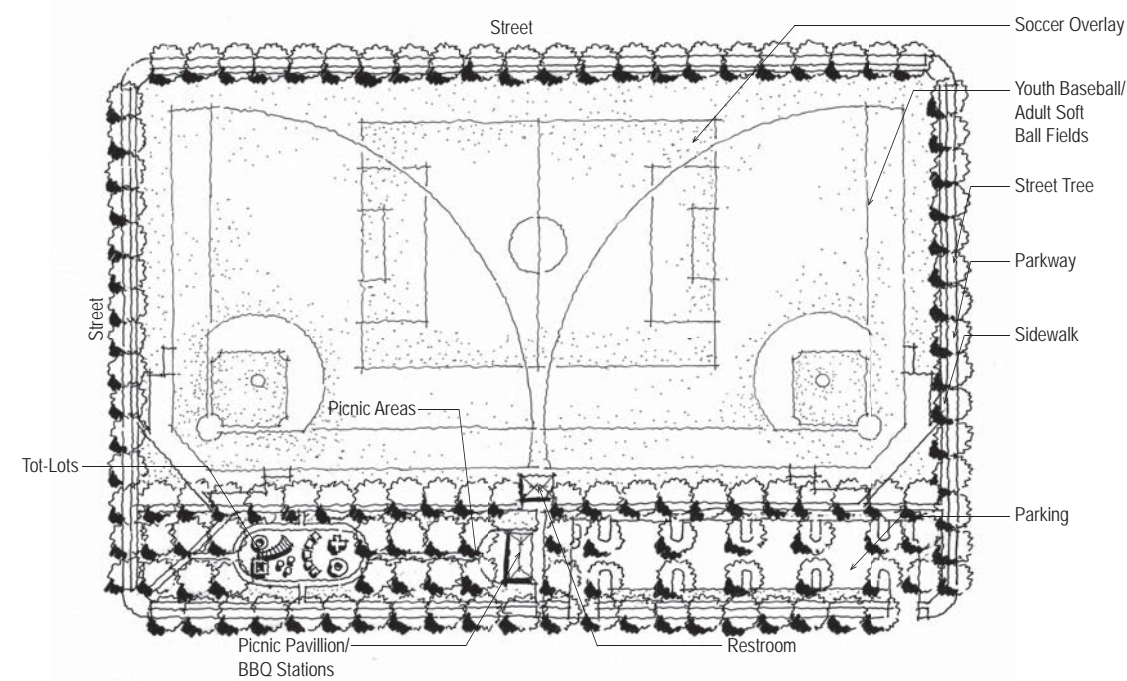
- P1 - 4 Pocket Parks
- P5 - 8 Neighborhood Parks
- P9 - 11 Active Parks
- P12 Lake Park
- P13 Great Park
- P14 Open Space Park (Linear Park)
- P15 Greenbelt Recreation/ Open Space
- P16 Habitat Conservation
- P17 Mitigation Area
- P18 Vernal Pool Conservation Area
- Wetlands
- Detention Basin



Linear Park Program











Pocket Parks
.33 AC to 3.0 AC P5-P8



Neighborhood Parks
5.0 AC to 7.0 AC P9-P11

Legend

	10' Pedestrian/Bike Trail
	8' Lake Park Trail
	6' Park Trail
	15' Sidewalk
	8' Sidewalk/Trail
	6' Sidewalk
	5' Sidewalk
	8' On Street Bike Path
	8' Pedestrian Undercrossing

P1 - 8 Pocket Parks

P9 - 11 Neighborhood Parks

P12 Lake Park

P13 Great Park

P14 Open Space Park
(Linear Park)

P15 Greenbelt Recreation/
Open Space

P16 Habitat Conservation

P17 Mitigation Band

P18 Vernal Pool
Conservation Area

Note:

*Any trail/ path that requires maintenance vehicle access should be concrete and minimum of 8 foot wide

*Trails will be constructed in Greenbelt Recreation Open Space

